

sustainable buildings



Local Development Framework



**August 2008**





**Warwick District Council**

**Sustainable Buildings  
Supplementary Planning Document  
Draft Background Documents**

**John Archer  
Head of Planning**

**August 2008**



## Contents

1	Statement of SPD Matters	1
2	Statement of Consultation	3
3	Draft Sustainability Appraisal (Non technical summary)	5



## Statement of SPD Matters

**Title of SPD:**

Sustainable Buildings

**Subject Matter:**

This SPD expands upon policies DP11 (Drainage), DP12 (Energy Efficiency) and DP13 (Renewable Energy Developments) of the Warwick District Local Plan 1996 – 2011.

**Area Covered:**

Warwick District

**The period within which representations should be made**

Representations must be made between 29<sup>th</sup> August 2008 and 10<sup>th</sup> October 2008.

**The Address to which and the Person to whom representations should be made:**

Claire Parlett  
Planner (Policy, Projects and Conservation)  
Warwick District Council  
P O Box 2178  
Riverside House  
Milverton Hill  
Royal Leamington Spa

**Electronic versions of the Representation form can be downloaded from the Council website:**

[www.warwickdc.gov.uk/sustainablebuildings](http://www.warwickdc.gov.uk/sustainablebuildings)

**Electronic versions of the Representation Form should be sent to:**

ldf@warwickdc.gov.uk

Any representations may be accompanied by a request to be notified at a specified address of the adoption of the SPD.

The documents can be viewed on the Council's website or at any of the locations listed below.

**The Council Offices:** Riverside House, Milverton Hill, Royal Leamington Spa

**The Town Hall:** Parade, Royal Leamington Spa

Monday – Thursday 8.45 am – 5.15 pm; Friday 8.45 am – 4.45 pm

**Warwickshire Direct - Whitnash:** Whitnash Library, Franklin Road, Whitnash  
Monday and Friday 9.30am – 5.30pm, Tuesday and Thursday 9.30am – 7pm, Wednesday  
10.30am – 5.30pm, Saturday 9.30am – 12.30pm

**Leamington Spa Library:** The Pump Rooms, Parade, Royal Leamington Spa  
Monday and Thursday 9.30 am – 8.00 pm; Tuesday 10.00 am – 8.00 pm; Wednesday and  
Friday 9.30 am – 5.00 pm; Saturday 9.30 am – 4.00 pm; Sunday 10.00 am – 2.00 pm

**Warwickshire Direct – Warwick:** Shire Hall, Market Square, Warwick  
Monday to Thursday 8.00am – 5.30pm, Friday 8.00am – 5.00pm, Saturday 9.00am –  
4.00pm

**Warwickshire Direct - Kenilworth:** Kenilworth Library, Smalley Place, Kenilworth  
Monday and Thursday 9.00 am – 7.00 pm; Tuesday and Friday 9.00 am – 5.30 pm;  
Wednesday 10.30 am – 5.30 pm; Saturday 9.00 am – 4.00 pm

**Lillington Library:** Valley Road, Royal Leamington Spa  
Monday and Friday 9.30 am – 1.00 pm & 2.00 pm – 5.30 pm; Tuesday and Thursday 9.30  
am – 1.00 pm & 2.00 pm – 7.00 pm; Saturday 9.30 am – 4.00 pm

**The Chain Community Office:** Crown Way, Lillington, Royal Leamington Spa  
Monday and Friday 10.00 am – 12.00 am; Tuesday 11.00 am – 12.00 noon; Wednesday  
1.00 pm – 3.00 pm; Thursday 9.30 am – 12.00 noon

**Brunswick Healthy Living Centre:** 98-100 Shrubland Street, Royal Leamington Spa  
Monday - Thursday 9.00 am – 5.00 pm; Friday 9.00 am – 4.30 pm

John Archer  
Head of Planning  
Warwick District Council  
The Council Offices  
Riverside House  
Milverton Hill  
Leamington Spa  
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## Statement of Consultation for the Sustainable Buildings Supplementary Planning Document (SPD)

### Pre consultation

- 1.1 This statement sets out the consultation which was undertaken by the Council in preparing the Sustainable Buildings Supplementary Planning Document (SPD).

### **Focus Group with Council Officers**

- 1.2 A meeting was held with Council officers from Development Control, Conservation and Building Control and the Head of Planning to discuss the scope of the SPD. The approach of the SPD was generally thought to be a clear framework through which to determine applications.
- 1.3 A number of specific issues were raised.
- The SPD should include a section on 'Obtaining Planning Permission'
  - Stage 1 of section 5 should be strengthened to clarify that the Council will not accept energy efficiency measures as sufficient in meeting the 10% requirement.
  - There should be an additional paragraph in section 6 to highlight that in some instances the most suitable layout for encouraging passive solar gain may not accord with other design principles.
  - The need to ensure disabled access in accordance with building regulations when using porous paving should be highlighted.

### **Core Strategy Issues Consultation**

- 1.4 As part of preparing the Core Strategy the Council undertook an issues questionnaire which was completed by 89 respondents. The questionnaire asked respondents to comment on whether the key objectives of the strategy should be high, medium or low priority. In relation to securing a more Sustainable District 85% of respondents considered renewable energy to be of high or medium importance and 90% considered encouraging new development to reduce energy and water consumption to be of high or medium importance. This shows there is clear public support for the objectives of this SPD.

### **Sub regional Renewable Energy Group**

- 1.5 The Council has undertaken work on renewables with other authorities at a sub regional level. It is anticipated that a joint renewables toolkit (which will accompany this SPD) will be produced to provide up to date energy data and a mechanism for calculating the 10% requirement. The discussion and feedback from this group have also fed into the SPD.

## **Best Practice and Training**

- 1.6 The Council also considered similar SPDs from other local authorities including those considered to be best practice and wider government guidance also informed the production of the draft SPD. The SPD was also informed by a series of professional conferences and training courses on renewable energy.

## Draft Sustainability Appraisal: Non Technical Summary

Please note that the full Draft Sustainability Appraisal is available for inspection at the deposit points (see the Statement of SPD Matters at the front of this document) and on the Council Website at:

[www.warwickdc.gov.uk/sustainablebuildings](http://www.warwickdc.gov.uk/sustainablebuildings)

- 1 This is the Draft Sustainability Appraisal (SA) Report to the Sustainable Buildings Supplementary Planning Document (SPD). The SPD expands upon Local Plan Policies DP11 (Drainage), DP12 (Energy Efficiency) and DP13 (Renewable Energy Developments). As these policies have already been the subject of an SA this report concentrates on the additional guidelines and advice which will be included within the SPD.
- 2 The purpose of a Sustainability Appraisal is to promote sustainable development by taking into account the social, economic and environmental effects of planning policies.
- 3 This document builds on the work in the **Scoping Report** produced in March 2008 which set out the **Sustainability Framework** within which the SPD is appraised. This document applies that framework to the SPD. In addition to setting out the appraisal framework, the Scoping Report also presented the following information:
  - A summary of relevant plans, policies and programmes
  - A set of indicators, baseline data and targets or comparators (relevant to the whole of the LDF); and
  - A summary of sustainability issues
- 4 The **Sustainability Issues**, or aims, in relation to the Sustainable Buildings SPD are identified as follows:
  - To promote a cleaner and greener environment
  - Ensuring the reliability of Energy supplies
  - An integrated Approach
  - Water Conservation
  - Achieving Zero Carbon Housing
  - Meeting the Renewables Obligation
  - Micro generation
  - Promoting Renewable Energy Sources
  - Protection of the Historic Environment
  - Monitoring
  - Establishing a Threshold
- 5 The appraisal process proceeds alongside the preparation of the SPD. It involves testing the aims of the SPD, and any policy options against the Sustainability Objectives. Where there is likely to be a conflict between the SPD and the Sustainability Objectives the SA should describe how this will be dealt with.
- 6 There are 18 Sustainability Objectives which fall into 4 categories
  - Sustainable Consumption and Production

- Natural Resource Protection and Environmental Enhancement
- Climate Change and Energy
- Sustainable Communities

7 The Sustainability Appraisal found that the majority of Sustainability Objectives and SPD aims are compatible or have no interrelationship. A potential conflict was identified between promoting renewable energy technologies and protecting and enhancing the historic environment.

8 Two options are appraised in this Sustainability Appraisal:

**Option 1: Prepare an SPD**

**Option 2: Rely on Existing Local Plan Policies and Government Guidance**

9 Each option is assessed for positive, negative or neutral effects against the Sustainability Objectives. Both options performed well having no significant negative impacts however option 1 performed slightly better than option 2.

10 This is because an SPD would provide further guidance on the different types of drainage systems, energy efficiency measures and renewable energy equipment and how these can be integrated into building design. In bringing together these issues it encourages an integrated approach to sustainable construction which is likely to maximise the potential to reduce carbon emissions.

11 It would also provide a clear framework through which to meet the 10% requirement for renewable energy and clarify in what circumstances the requirement will be sought. This is likely to increase the amount of renewable energy brought forward through new development. In providing specific advice on implementing renewables on listed buildings and in Conservation Areas an SPD could minimise the impact on the historic environment.

12 Whilst policies DP11, DP12, and DP13 provide a strong basis for encouraging sustainable construction in the absence of further guidance it is possible that a piecemeal approach will be adopted where policies are considered separately. DP11 and DP12 encourage rather than require the use of sustainable drainage systems and energy efficiency measures which could mean they are given limited weight by applicants. Without clarity of what constitutes the appropriate circumstances in DP13 it is possible that few developments will meet the requirement. It was therefore concluded that option 1 is likely to bring the most benefits in terms of the sustainability objectives.

13 The SA sets out how any potential impacts of the SPD will be addressed and provides recommendations for enhancing its beneficial effects. For example, the SPD will mitigate against the potential adverse impact of DP12 and DP13 on the historic environment. The production of a renewables toolkit (which would accompany the SPD) to provide baseline energy data and a mechanism for calculating the 10% requirement will maximise the effects of the SPD.

14 Finally the SA sets out the ways the Council will monitor the sustainability effects of the SPD. The baseline data will be monitored on a yearly basis through the

Annual Monitoring Report and if the situation appears to be worsening the Council will review the content and scope of the SPD.